Expiry Date - 21/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0107/24 Recommendation – APPROVE

Site: 2A North Avenue Worthing West Sussex BN12 4DA

Proposal: Conversion of integral garage to storage and habitable room.

Date of site visit: N/A due to the nature of the application.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located to the south side of North Avenue within a residential area. The property comprises a semi-detached bungalow with front and rear dormer, constructed circa 1980 with its semi-detached counterpart No. 2 North Avenue pursuant to planning permission WB/0426/80 for the 'redevelopment of site by the erection of two semi-detached chalet bungalows with integral garages.'

The semi-detached pair are mirrored copies which occupy a moderate plot size. The surrounding character of the area is relatively diverse; properties differ in terms of their design, form, scale, massing, and building line.

The property is not within a Conservation Area, is not a Listed Building, and there are no protected trees nearby.

Proposal:

Permission is sought to create an additional living area by creating a stud-partition wall with doorway which would sub-divide the existing garage space into a storage area to the front and home office to the rear, along with internal ancillary works. The floor levels of the home office element would be raised to match the existing ground-floor level of the house. The applicant has stated that no structural modifications will be made to the house and there will be no alterations to the external appearance except for a ventilation cowl positioned adjacent the front dormer.

Representations: None received.

Consultations:

WSCC Highways Authority:

The site is located on North Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

An existing single-bay garage will be lost as part of the proposals. However, it is noted that the existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it is currently being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. An existing driveway with one off-street parking space is to be retained.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Relevant Planning History:

Permission granted at the application property for proposed rear dormer under AWDM/0991/16, decision issued 11 Oct 2016.

Permission granted for the redevelopment of site by the erection of two semi-detached chalet bungalows with integral garages under WB/0426/80, decision issued 13 May 1980.

Condition No. 4 of this permission stipulates that 'The garages hereby approved shall be used for the accommodation of private motor vehicles only and in particular shall not be altered or converted in any way in order to create additional residential accommodation without the prior written consent of the Local Planning Authority.

Reason: *To safeguard the amenities of the locality and in-particular the adjoining property.'*

This condition forms the reason why the proposal does not benefit from Permitted Development Rights.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area, including those where previously imposed restrictions are in place. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The only visible alteration proposed would be the ventilation cowl which would be located to the top of the ventilation duct and discharged from the roof adjacent the front dormer; the garage door would remain in-situ and would not be altered. The impact this would pose on the visual amenities of the area is considered to be negligible owing to the 'de minimis' nature of the works. In most cases, minor works to introduce utility modifications which project from roofs/ elevations of buildings are common and do not significantly or detrimentally effect the appearance of the building, the only exception is if the building/ structure is within or is the subject of a special designation. Thus, in this case, there are no visual amenity grounds to resist the proposal.

Residential Amenity

There would be no material planning issues in relation to detriment to neighbouring amenity as the development by virtue of its minor nature and predominantly internal situation would have no impact on the living conditions of surrounding neighbours.

The absence of natural daylight serving a habitable room is not a desirable situation in view of the subsequent adverse effect on the living conditions of the occupier. However, given the room is proposed to be used as a home office and not as a bedroom, it is considered that there would be no unacceptable loss of amenity in this instance.

Highways

The alterations to the internal layout of the garage would mean it would no longer be possible to accommodate the parking of a regular-sized vehicle.

However, as expressed by the LHA in their consultation response, off-street parking will remain available to the front of the house and the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Recommendation:

APPROVE subject to Conditions:-

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1. Approved Plans
2. Standard Time Limit

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jason Albon Date: 20.03.2024

Authorised by: Date: